# \$949,900 - 1710 35 Avenue Sw, Calgary

MLS® #A2230032

## \$949,900

3 Bedroom, 4.00 Bathroom, 2,562 sqft Residential on 0.13 Acres

Altadore, Calgary, Alberta

\* SEE VIDEO \* Experience elevated living in the heart of Altadore, just minutes from the vibrant shops and restaurants of Marda Loop and a short drive to downtown. This impressive three-level townhome offers 2,561 square feet of thoughtfully designed living space, featuring 3 bedrooms, 3.5 bathrooms, and elegant high-end finishes throughout. The main level is warm and welcoming with an open-concept layout and expansive south-facing windows that flood the space with natural light. The kitchen is sleek and modern, inspired by European design, and complete with quartz countertops. A private courtyard patio extends the living space outdoors, perfect for morning coffee or evening gatherings.

Upstairs, the top floor is home to a bright and versatile loft-style office, ideal for working from home or creative projects. This level also features a private balcony with beautiful city views, a guest bedroom, and flexible bonus space for your needs. Throughout the home, hand-scraped African Acacia hardwood adds rich texture and character, while the spacious primary suite offers a spa-like ensuite with heated floors and a personal deck for a quiet retreat.

Two titled underground heated parking stalls provide year-round convenience, and the low-maintenance lifestyle makes this home as practical as it is beautiful. Don't miss your chance to own a standout property in one of Calgary's most desirable neighbourhoods.



# Book your private showing today!

#### Built in 2016

#### **Essential Information**

MLS® # A2230032 Price \$949,900

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,562 Acres 0.13 Year Built 2016

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 1710 35 Avenue Sw

Subdivision Altadore
City Calgary
County Calgary
Province Alberta
Postal Code T2T 2B7

#### **Amenities**

Amenities Parking, Storage, Secured Parking, Secured Parking, Secured Parking, Secured Parking, Storage, Secured Parking, Secu

Parking Spaces 2

Parking Garage Door Opener, Heated Garage, Parkade, Secured, Titled,

Underground, Electric Gate, Paved

# of Garages 2

### Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings,

Kitchen Island, Open Floorplan, Separate Entrance, Soaking Tub, Wet

Bar, Recessed Lighting

Appliances Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave,





Range Hood, Washer, Built-In Refrigerator, Wine Refrigerator

Heating Forced Air, Natural Gas, In Floor

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

# of Stories 3

Basement None

#### **Exterior**

Exterior Features Courtyard, Private Entrance

Lot Description Low Maintenance Landscape, See Remarks, Views

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 12th, 2025

Days on Market 50

Zoning M-C1

# **Listing Details**

Listing Office eXp Realty

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